GOVERNMENT OF INDIA
HOUSING AND URBAN POVERTY ALLEVIATION
LOK SABHA

UNSTARRED QUESTION NO:568
ANSWERED ON:02.12.2015
Hassle Free Clearance of Projects
Ahlawat Smt. Santosh;Joshi Shri Chandra Prakash;Owaisi Shri Asaduddin;Raut Shri Vinayak Bhaurao;Saraswati Shri Sumedhanand;Senguttuvan Shri Balasubramaniam;Shewale Shri Rahul Ramesh;Shinde Dr. Shrikant Eknath

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

Will the Minister of HOUSING AND URBAN POVERTY ALLEVIATION be pleased to state:

(a) whether the Government proposes to streamline approval for construction projects in urban areas to enable time bound and hassle free clearances and if so, the details thereof;
(b) whether any directions/guidelines have been issued by the Government in this regard and if so, the details thereof ;
(c) whether a meeting of all the stake holders was held recently in this regard and if so, the details thereof;
(d) the extent to which it is likely to boost the initiative of "housing for all" project;
(e) The manner in which the Government proposes to make the builders responsible for delay in delivering the housing projects and cheating customer; and
(f) The details of housing projects lying pending for want of no objection certificate, State-wise?

Answer

THE MINISTER OF STATE IN THE MINISTRY OF HOUSING & URBAN POVERTY ALLEVIATION
(SHRI BABUL SUPRIYO)

(a) & (b): 'Land' and 'Colonisation' are state subjects. The role of Ministry of Housing & Urban Poverty Alleviation is limited to

deciding National Policy issues and coordinating with stakeholders in bringing conformity to the National policy parameters by way of consultations. The Ministry is coordinating and pursuing with States and various Ministries of Govt. of India to streamline approval procedure for construction projects in urban areas to enable time bound and hassle free clearances.

(c) : The Ministry has drafted a Model State Urban Housing & Habitat Policy with provisions of streamlining approval process and the Policy has been sent to States for comments/suggestions. A National workshop with stakeholders, has also been organized in Delhi on 27.10.2015 to discuss the Model State Urban Housing & Habitat Policy. However, it was not specifically convened to discuss the streamlining of approval procedures.

(d): The delay in approval increases the cost of the project and causes loss to the developers and consumers both. The uncertainty of approval detracts developers to participate in housing sector. So, the initiatives of the Govt. to streamline the approval procedure, are likely to boost the initiative of "housing for all" project. The Guidelines of "Pradhan Mantri Awas Yojana - Housing for All (Urban) Mission" also stipulates that the states should put in place a System to ensure single-window, time bound clearance for layout approval and building permissions at Urban Local Body level.

(e) :The Ministry has introduced the 'Real Estate (Regulation and Development) Bill, 2013 which aims at providing a uniform regulatory environment, which would protect consumer interests, help speedy adjudication of disputes and ensure orderly growth of the real estate sector.

(f) :'Land', 'Colonization' and 'Local Authorities' being State subjects, the Ministry does not have the details of housing projects lying vacant pending for want of no objection certificates.

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